



THOMAS  
MERRIFIELD  
SALES LETTINGS

Brambling House, 5 Vale View,  
Cumnor Hill, Oxford, OX2 9SS



# Brambling House, 5 Vale View, Cumnor, Oxford, OX2 9SS

A beautifully-presented detached four to five bedroom family house built to a high standard and specification by Oxford Homes in 2018 with spectacular views over open countryside.

- Stunning kitchen/dining/family room
- Large sitting room with bay window and feature fireplace
- Study or 5th bedroom with en-suite shower room
- Separate utility room with door to garden
- Main bedroom with dressing room, en-suite and balcony
- Three further double bedrooms, one en-suite
- Family bathroom
- Timber-framed double garage
- Rear garden with views over open farmland
- Council Tax Band: G. EPC Rating: B

A truly contemporary home with a light and bright open-plan kitchen and living space to the rear of the house with a wall of windows, lantern roof-light and two sets of double doors opening to the garden. The house has been designed with very good levels of natural light and with a sense of style and modern living throughout. There are high ceilings, glass balustrades, a vaulted entrance hall and high quality kitchen and bathroom fittings. There is gas-fired underfloor central heating, double-glazed windows and doors and solar panels.

A particular feature of the house is the sleek fitted kitchen with 'Silestone' quartz work surfaces, breakfast bar and integrated appliances including; steam oven, two electric ovens, microwave, large fridge, dishwasher and wine fridges.

**Guide Price £1,500,000 Freehold**







There is a dual-aspect dining area opposite the kitchen with a large roof-light above and double doors to the garden. The spacious sitting area has built-in shelving, a feature electric fire and a further set of doors to the garden.

The spacious sitting room is accessed by double-doors, and has a box bay window and another feature fireplace.

The main bedroom has a balcony with views over open countryside towards The Ridgeway. There is a vaulted ceiling, triangular window, bespoke-fitted dressing room a spacious en-suite with a double-ended bath and oversized shower. All three bathrooms are beautifully designed and fully-tiled with Villeroy & Boch sanitaryware.

The house benefits from ample built-in-storage throughout including fitted wardrobes and shelving, coats cupboard to the entrance hall and a large eaves cupboard to the main bedroom.

The double garage is built in the style of a timber cart-shed with electric doors, eaves storage, light and power and a pedestrian side door. There is ample private parking.

The rear garden is just east of south-facing looking across open farmland to woodland, Boars Hill, Abingdon and The Ridgeway. There is a large paved terrace, flower beds, mature shrubs and ornamental trees offering a choice of sitting areas. A side garden leads to the garage, timber shed and one of two pedestrian gates to the front of the house.

Material information regarding Brambling House:

Mains gas, electricity, water and drainage is connected. Heating and hot water is gas-fired with underfloor heating throughout. 10 year new-build warranty from 2018.

According to Ofcom, Standard, Superfast and Ultrafast broadband is available. Ofcom also states that voice and data coverage is likely outdoors and limited indoors.

Local Authority: Vale of White Horse District Council.  
Private Road - Brambling House is responsible for the maintenance of part of the shared private access road.

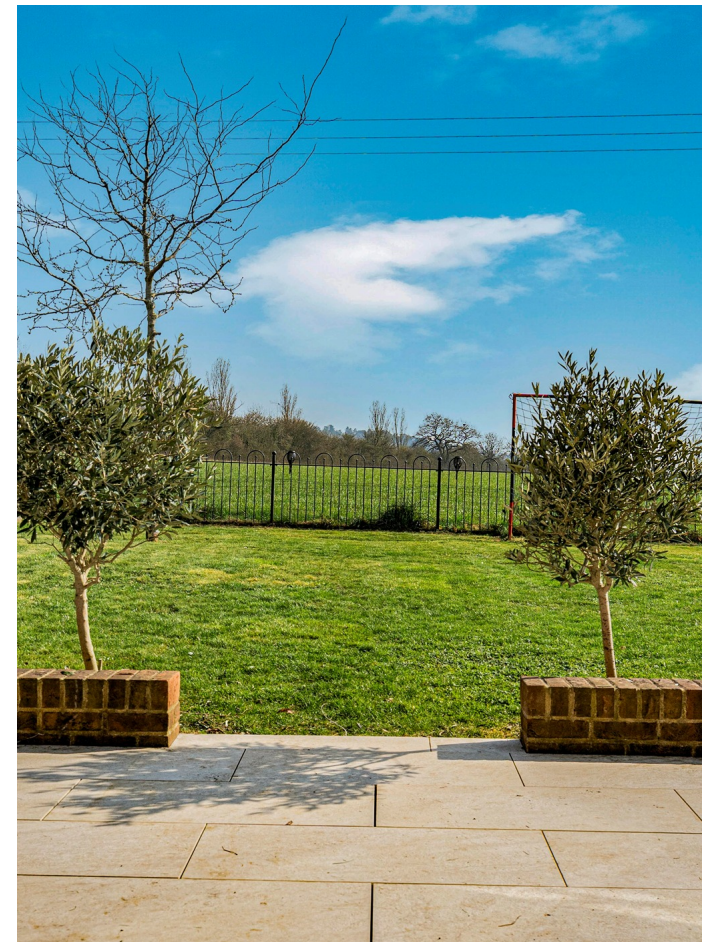




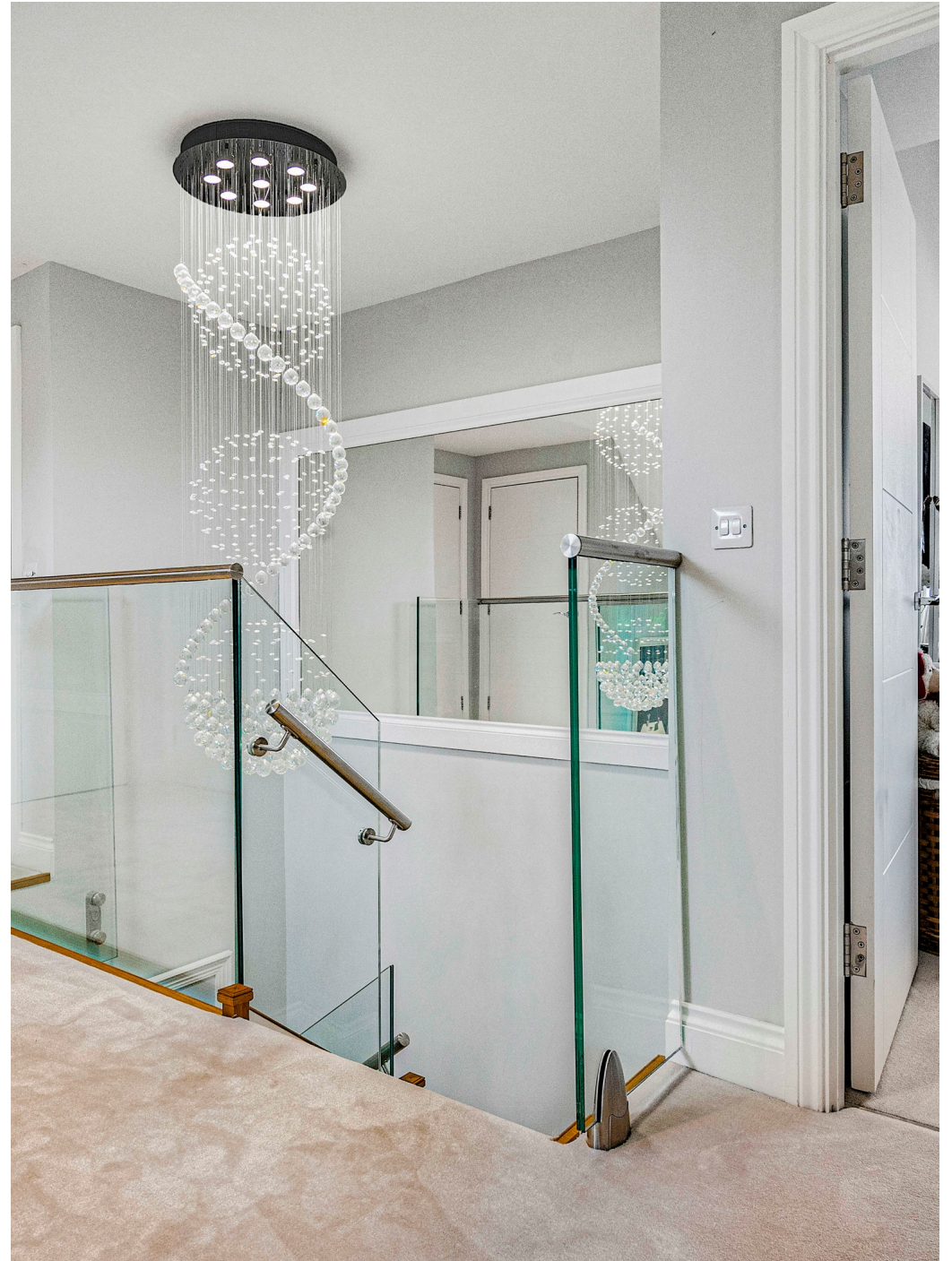


Vale View is an exclusive small development of five similar properties located back from Cumnor Hill on the west side of Oxford in a secluded semi-rural position. There are nearby walks to The Hurst, 17 acres of community woodland, Boars Hill and Cumnor village. Cumnor offers two public houses, church, general store & Post Office, village hall, cricket club and a well-regarded Primary school. Nearby Botley has a Co-op store and a small shopping parade with a family butchers, deli, opticians and vets surgery. On Botley Road is a Waitrose and an Aldi store. Oxford Railway Station is 3 miles away with a fast (50 minute) service to London Paddington.

Viewings strictly by prior appointment with the Sole Agents.









## Approximate Gross Internal Area 3150 sq ft - 293 sq m

Ground Floor Area 1529 sq ft – 142 sq m

First Floor Area 1215 sq ft – 113 sq m

Garage Area 406 sq ft – 38 sq m

